

3. Inc. met 3/24/52 (cont.) - (2,000,000 pop)
 Water Island - Fort Richard, N.Y. (R.E.R.) 114
 Shipping center - E.A.A. report.
 700 cars parking at rear.
 Jears dire.
 H.C. B. sect. 350 M.
 Sales est. = 400 M; Prof. 266 M
 " = 500 M; " 35 M.
 Constr. cost 170 M. - 72' x 156' 23 steel bar flr.
 Rent 12,000 min. plus 5% of sales over 360 M.
 Store 3rd is a mile away.
 Offer 12,000 rent; 4% of sales. (20%)
 Sarasota Springs, N.Y., Shopping Center. (Pop 15M, (Habitat) (ground)
 on Broadway. (104' x 2) (may del)
 38' N. of altway; 19' S. of Glen Oaks.
 Prop. of old Grand Union Hotel.
 Decided against - too small.
 + Chicago.
 Norridge - Northwest Chi. Dist. - Harlem Spring Pl. (J.C.C.)
 17,500 min rent; 5% sales. - Exclusive for us.
 M. L. K. est. sales of 550 M.
 1 1/2 miles from other new devel, N.
 J.C.C. going to Chi. Dist. & will check up. (We may lose it)
 (We want a lower rent)
 (1971) sold for 300 M; we bid 296 M.)
 Harris, Ill. - Shoreland Village. (J.C.C.)
 Lease negotiations.
 To stay open 6 miles for 2 b. until 7:00; can open any time
 we wish.
 W. J. Ditzgen 100' x 120'.
 350 M. est. sales; prof. 246 M.
 130 M. - constr. cost.
 4,200 min. plus 4% of sales over 280 M. { 4% of 9000. = 2800.
 { 7% min. rent = 11,200.
 { total rent = 14,000.
 1296' of str.
 Don't expect to sign lease agreeing to stay open 6 (any no) of miles.

